



Planning and Development Acts 2000 to 2019

Planning Authority: Longford County Council

Planning Register Reference Number: 19/239

Appeal by Eugene Donohoe care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 7th day of November, 2019 by Longford County Council to grant subject to conditions a permission to Albert Manning care of Adrian J. Duncan of Terlicken, Ballymahon, County Longford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of existing foundations, floor slab and portal frames of proposed agricultural building, construct external walls, purlins, side and roof cladding and construct lean-to extension to the rear of the main building, silage pit and underground effluent storage tank and associated pipework at Ballagh, Newtownforbes, County Longford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the proposed development in a rural area where it is an objective of the planning authority in the Longford County Development Plan 2015-2021, to support the sustainable development of agriculture, it is considered that, subject to compliance with the conditions set out below, the retention of the proposed development would not seriously injure the amenities of the area, would not endanger public safety by reason of traffic hazard or be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The building shall be used for agricultural use only.

Reason: In the interest of clarity and to ensure that adequate control is maintained.

3. The effluent tank shall comply with the specifications in the publication Section 123 of the Department of Agriculture, Food and the Marine, for reinforced tanks.

Reason: In the interest of environmental protection.

4. All effluent generated by the proposed development shall be disposed of by spreading on the land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended.

Reason: In the interest of environmental protection.

5. Prior to commencement of work on site, a detailed proposal for the landscaping of boundaries shall be submitted for the written agreement of the planning authority.

Reason: In the interest of visual amenity.

6. External finishes of the agricultural building shall be submitted to, agreed in writing with, the planning authority prior to commencement of any further works.

Reason: In the interest of visual amenity.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.